

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION MEETING
March 19, 2018

The Regular Meeting of the Exeter Township Planning Commission was held on Monday, March 19th, 2018 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. Glen Powell, Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: Glen Powell, Chairman
Gary Shane, Vice Chairman
Lester Toaso
Steven Block
Robert Quinter

OTHERS IN ATTENDANCE: Joseph Rogosky, GVC Consulting Engineer
Will Brugger

ABSENT: Donna Hess

AGENDA

MOTION by Mr. Toaso, seconded by Mr. Shane, to approve the agenda of the March 19th, 2018 Planning Commission meeting. The motion carried unanimously.

MINUTES

MOTION by Mr. Toaso, seconded by Mr. Shane, the Planning Commission approved the minutes of the January 15th, 2018 meeting. The motion carried unanimously.

APPLICATION FOR REVIEW

MOTION by Mr. Shane, seconded by Mr. Toaso, to approve the applications for review: Preliminary Land Development Plan for the Yuki Morgan Daycare Facility. The motion carried unanimously.

NEW BUSINESS

YUKI MORGAN DAYCARE FACILITY – PRELIMINARY LDP

Mr. Scott Miller, from Stackhouse Bensinger, was present to present the Land Development Plan to the Commission. Mr. Miller explained the condition of the current building on the site and what was intended to be built.

Mr. Rogosky explains the Great Valley Consultants letter dated 3/15/18, as well as stating that Simone Collins provided a letter for landscaping and buffers, and McMahon Associates provided a traffic study letter.

Mr. Miller stated that his traffic consultant was currently working on the Highway Occupancy Permit. He also stated that the plan does address the Ultimate Right-of-Way and the Deceleration lane.

Mr. Miller explains the relief and waivers he is requesting for the site.

MOTION by Mr. Quinter, seconded by Mr. Block, the Planning Commission unanimously recommended to the Board of Supervisors a deferral for sidewalk, conditional upon PennDOT review.

MINUTES OF MARCH 19, 2018 PLANNING COMMISSION – PAGE 2 OF 3

Mr. Shane stated that he would like to see curbing on the site due to safety concerns.

Mr. Brugger asked about a guide rail along Perkiomen Avenue. Mr. Miller stated that there is not one but does have a landscaped buffer.

Mr. Miller showed the Planning Commission color renderings of the building. Mr. Miller questioned if there were going to be new SALDO standards. Mr. Brugger stated the administration is currently working on revisions to the SALDO and that he would forward them to Mr. Miller.

MOTION by Mr. Shane, seconded by Mr. Quinter, the Planning Commission unanimously recommended to the Board of Supervisors a waiver for Plan Scale to allow 2"=20'.

Mr. Powell questioned the number of EDUs compared to that of a single family home. Mr. Miller stated that he would use DEP Criteria in calculating the proper number.

Mr. Miller stated that there will be a tree inventory conducted for the front half of the property, the area of disturbance. He also stated that will look through Simone Collins letter to review the invasive species comments.

Mr. Powell stated how he thought this would be a nice improvement to the Perkiomen Avenue corridor.

2017 Yearly Report

MOTION by Mr. Shane, seconded by Mr. Toaso, the Planning Commission unanimously recommended the 2017 Yearly Report to the Board of Supervisors.

OLD BUISNESS

TELECOMMUNICATIONS REVISIONS

Mr. Powell stated that all items that have been discussed over the past couple of months have been included in this newest revision.

MOTION by Mr. Toaso, seconded by Mr. Shane, the Planning Commission unanimously recommended that the Board of Supervisors advertise the ordinance for adoption.

CARSONIA PARK. Phase 1

Mr. Rogosky explained GVC review letter dated February 23, 2018. He also explained that the Plan needed resubmission to be reapproved by the Board of Supervisors.

PUBLIC COMMENT

Mr. Brugger stated that staff is still working on a Joint Meeting with the Board of Supervisors as well as a Planning Commission workshop agenda.

Mr. Brugger stated that the NVO district would be brought to the next Planning Commission meeting.

Mr. Rogosky explained that the staff is working on small changes to the Zoning Ordinance as well as the Subdivision and Land Development Ordinance and that would become available for review within a couple of months.

Mr. Powell requested, due to issues of quorum over the past couple months, the Board of Supervisors reduce the number of members on the Planning Commission from seven (7) down to five (5).

MOTION by Mr. Toaso, seconded by Mr. Shane, the Planning Commission unanimously recommended to ask the Board to reduce the number of members on the Planning Commission to five (5).

ADJOURNMENT

MOTION by Mr. Toaso to adjourn the March 19th, 2018 meeting of the Exeter Township Planning Commission at 7:57 p.m. Motion carried unanimously.

Respectfully Submitted,



Steve Block
Secretary